

**ATTACHMENT 13**  
**DATA REQUEST No. 27**

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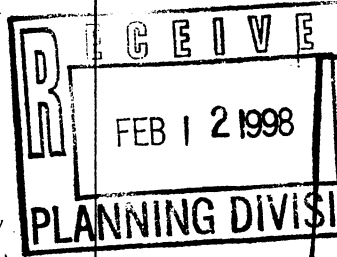
**LEGAL PROPERTY DESCRIPTIONS AND PROPERTY MAPS  
OF THE ESGS AND SCE TANK FARM PROPERTIES**

**RESPONSE TO DATA REQUESTS**  
**MARCH 8, 2001**

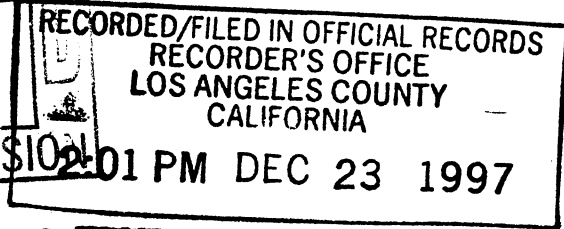
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RECORDING REQUEST BY  
City of El Segundo  
Planning Division  
350 Main Street  
El Segundo, CA 90245

WHEN RECORDED MAIL TO  
Attn: Director of Planning/Building Safety  
350 Main Street  
El Segundo, California 90245



97 2012822



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

FEE \$ 52 X

TITLE(S)

D A. FEE Code 20 \$ 2

**CERTIFICATE OF COMPLIANCE  
REQUEST FOR CERTIFICATE OF COMPLIANCE  
City of El Segundo**

16

I/We the undersigned owner(s) of record of real property within the City of El Segundo, County of Los Angeles, hereby REQUEST the City of El Segundo to determine if said real property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et. seq., Government Code, State of California) and the City Subdivision Ordinance.

Signature

Southern California Edison Company  
By: Mark E. Mikulka  
Manager of Real Properties and Administrative Services

Name (Type or printed)

12/17/97

Date

Signature

Name (Type or printed)

Date

Signature

Name (Type or printed)

Date

**PROPERTY DESCRIPTION:**

See attached "Exhibit A" for legal descriptions of Parcels 1, 2, and 3 and attached "Exhibit B" for plat showing Parcels 1, 2, and 3.

**DETERMINATION OF COMPLIANCE**

I hereby certify that the above described parcel complies with the applicable provisions of the Subdivision Map Act and of the City Subdivision Ordinance and may be sold, financed or transferred in full compliance with all applicable provisions of the Subdivision Map Act and of the City of El Segundo Subdivision Ordinance.

Date: 12-23-97

CITY OF EL SEGUNDO

By:

Title: Director of Planning and Building Safety

All-Purpose Acknowledgment

STATE OF CALIFORNIA }

}

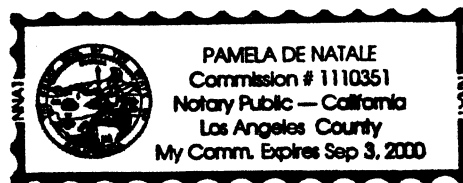
COUNTY OF LOS ANGELES }

On 12/17/97 before me, Pamela DeNatale, personally  
appeared MARK E MIKULKA

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(is), and that his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal

Notary Public Signature Pamela DeNatale



**EXHIBIT "A"****PARCEL 1**

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

**97-2012822**

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH  
66°47'00" WEST, 301.10 FEET;  
THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE  
SOUTH 23°13'00" EAST, 278.11 FEET;  
THENCE SOUTH 53°13'00" EAST, 48.87 FEET;  
THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE  
PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES  
FROM SAID GENERALLY WESTERLY LINE;  
THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL LINE  
NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT  
RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF  
BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

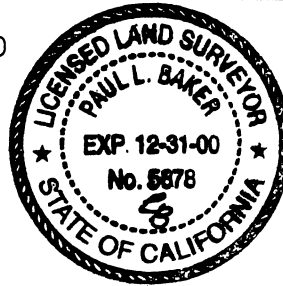
*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL1.WPD OCT. 12, 1997



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SEE SHEET 2

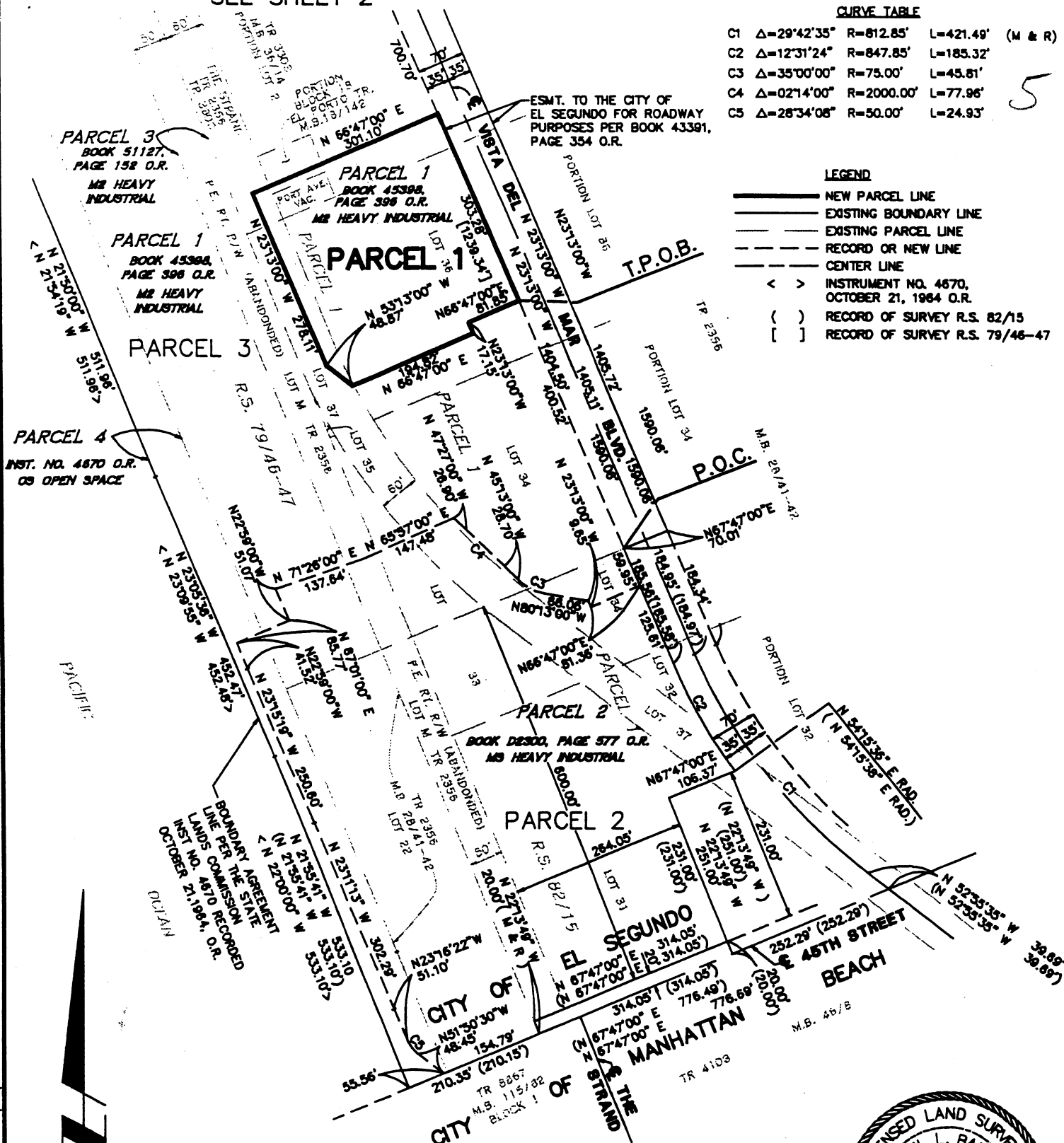
CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	$R=812.85'$	$L=421.49'$	(M & R)
C2	$\Delta=12^{\circ}31'24''$	$R=847.85'$	$L=185.32'$	
C3	$\Delta=35^{\circ}00'00''$	$R=75.00'$	$L=45.81'$	
C4	$\Delta=02^{\circ}14'00''$	$R=2000.00'$	$L=77.96'$	
C5	$\Delta=28^{\circ}34'08''$	$R=50.00'$	$L=24.93'$	

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LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



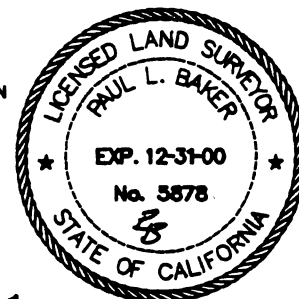
SHEET 1 OF 2

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

EXHIBIT "B"



PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 1

**URS Greiner**

1241 E. 9TH RD. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 950-0200

**EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT**



**SOUTHERN CALIFORNIA EDISON**  
Real Properties & Administration Services

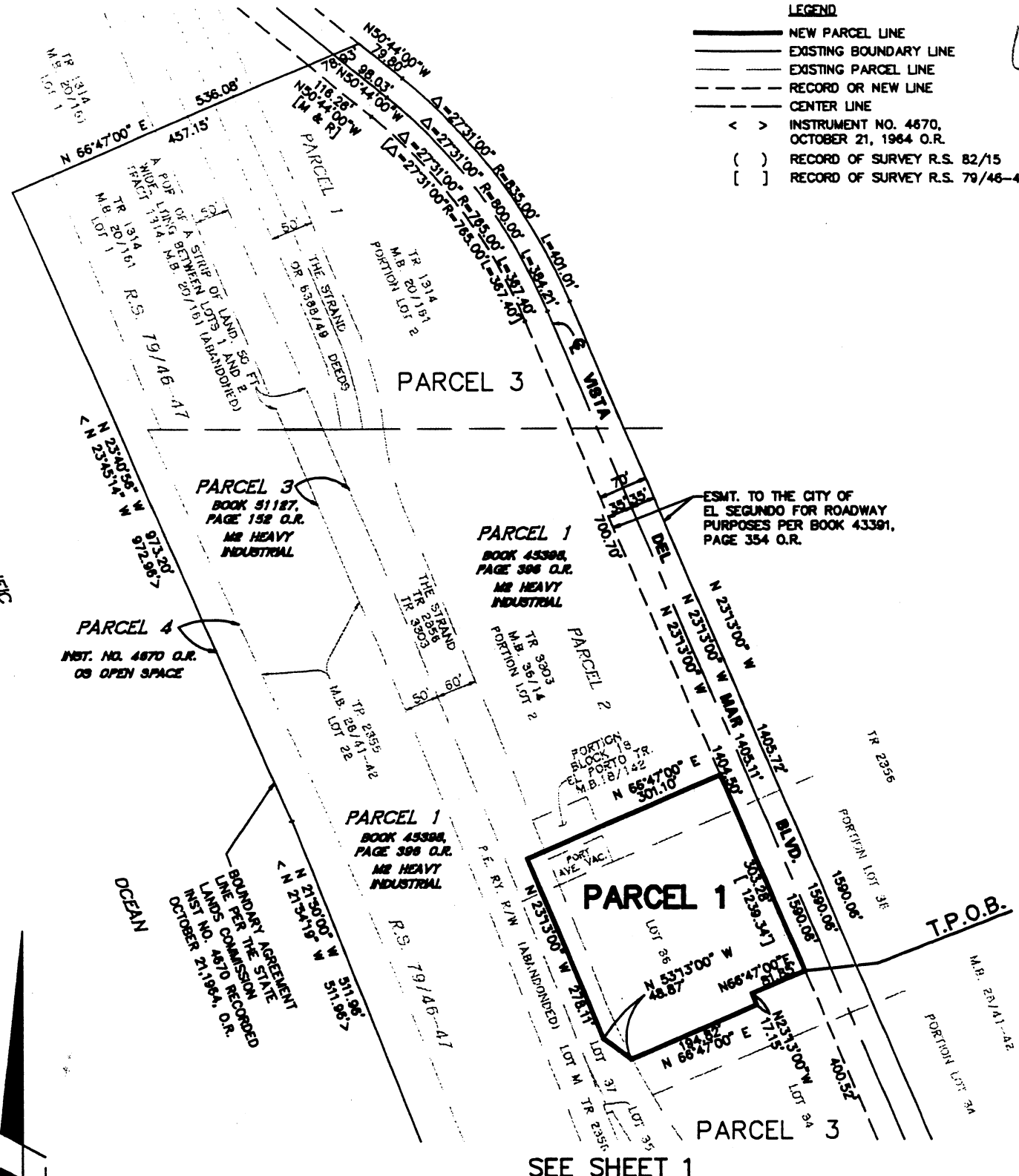
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2202107-10

# LEGEND

- NEW PARCEL LINE
- EXISTING BOUNDARY LINE
- EXISTING PARCEL LINE
- RECORD OR NEW LINE
- CENTER LINE
- < > INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
- ( ) RECORD OF SURVEY R.S. 82/15
- [ ] RECORD OF SURVEY R.S. 79/46-47

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SHEET 2 OF 2

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 1

URS Greiner

1201 E. OVER RD. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 896-2288

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services

**EXHIBIT "A"**

**PARCEL 2**

BEING A PORTION OF LOTS 22, 31, 32, 33, 34, 37 AND M, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED OCTOBER 31, 1963, IN BOOK D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY AGREEMENT LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, THE MAP HEREINABOVE REFERRED TO IS FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID GENERALLY EASTERLY LINE OF SAID REAL



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PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 23°13'00" EAST, 125.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 847.85 FEET;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE, SAID GENERALLY EASTERLY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 185.32 FEET THROUGH A CENTRAL ANGLE OF 12°31'24" TO A POINT ON A LINE PARALLEL WITH AND 231.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF SAID 45TH STREET AND SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 54°15'36" WEST;  
THENCE SOUTHWESTERLY LEAVING SAID GENERALLY WESTERLY LINE, CONTINUING ALONG SAID GENERALLY EASTERLY LINE AND SAID PARALLEL LINE SOUTH 67°47'00" WEST, 106.37 FEET TO A POINT ON A LINE, PARALLEL WITH AND 264.05 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 31 OF SAID TRACT NO. 2356;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND CONTINUING ALONG SAID GENERALLY EASTERLY LINE SOUTH 22°13'49" EAST, 231.00 FEET TO A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SAID GENERALLY SOUTHEASTERLY LINE BEING SAID NORTHWESTERLY LINE OF SAID 45TH STREET;  
THENCE SOUTHWESTERLY ALONG SAID GENERALLY SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE SOUTH 67°47'00" WEST, 314.05 FEET;  
THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE, CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE SOUTH 22°13'49" EAST, 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID 45TH STREET, SAID CENTERLINE ALSO BEING SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1;  
THENCE SOUTHWESTERLY CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE, SAID CENTERLINE OF SAID 45TH STREET AND THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE SOUTH 67°47'00" WEST, 154.79 FEET;  
THENCE LEAVING SAID GENERALLY SOUTHEASTERLY LINE AND SAID SOUTHWESTERLY PROLONGATION NORTH 51°50'30" WEST, 48.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";  
THENCE TANGENT TO SAID CURVE NORTH 23°16'22" WEST, 51.10 FEET;  
THENCE NORTH 23°11'13" WEST, 302.29 FEET;  
THENCE NORTH 23°15'19" WEST, 250.60 FEET;  
THENCE NORTH 22°59'00" WEST, 41.52 FEET;  
THENCE AT RIGHT ANGLES NORTH 67°01'00" EAST, 85.77 FEET;  
THENCE AT RIGHT ANGLES NORTH 22°59'00" WEST, 51.07 FEET;  
THENCE NORTH 71°26'00" EAST, 137.64 FEET;  
THENCE NORTH 65°57'00" EAST, 147.48 FEET;  
THENCE SOUTH 47°27'00" EAST, 26.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET;

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9  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET,  
THROUGH A CENTRAL ANGLE OF 02°14'00";  
THENCE TANGENT TO SAID CURVE SOUTH 45°13'00" EAST, 28.70 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A  
RADIUS OF 75.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH 45.81 FEET,  
THROUGH A CENTRAL ANGLE OF 35°00'00";  
THENCE TANGENT TO SAID CURVE SOUTH 80°13'00" EAST, 66.06 FEET TO A  
POINT ON A LINE THAT IS PARALLEL WITH AND 81.36 FEET SOUTHWESTERLY,  
MEASURED AT RIGHT ANGLES FROM SAID GENERALLY EASTERLY LINE, AND  
SAID GENERALLY WESTERLY LINE;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH  
23°13'00" EAST, 9.65 FEET TO A POINT ON A LINE THAT IS AT RIGHT  
ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.36  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

*Paul L. Baker*

PAUL L. BAKER, LS 5878  
REGISTRATION EXPIRES 12/31/00

*11-12-97*

DATE

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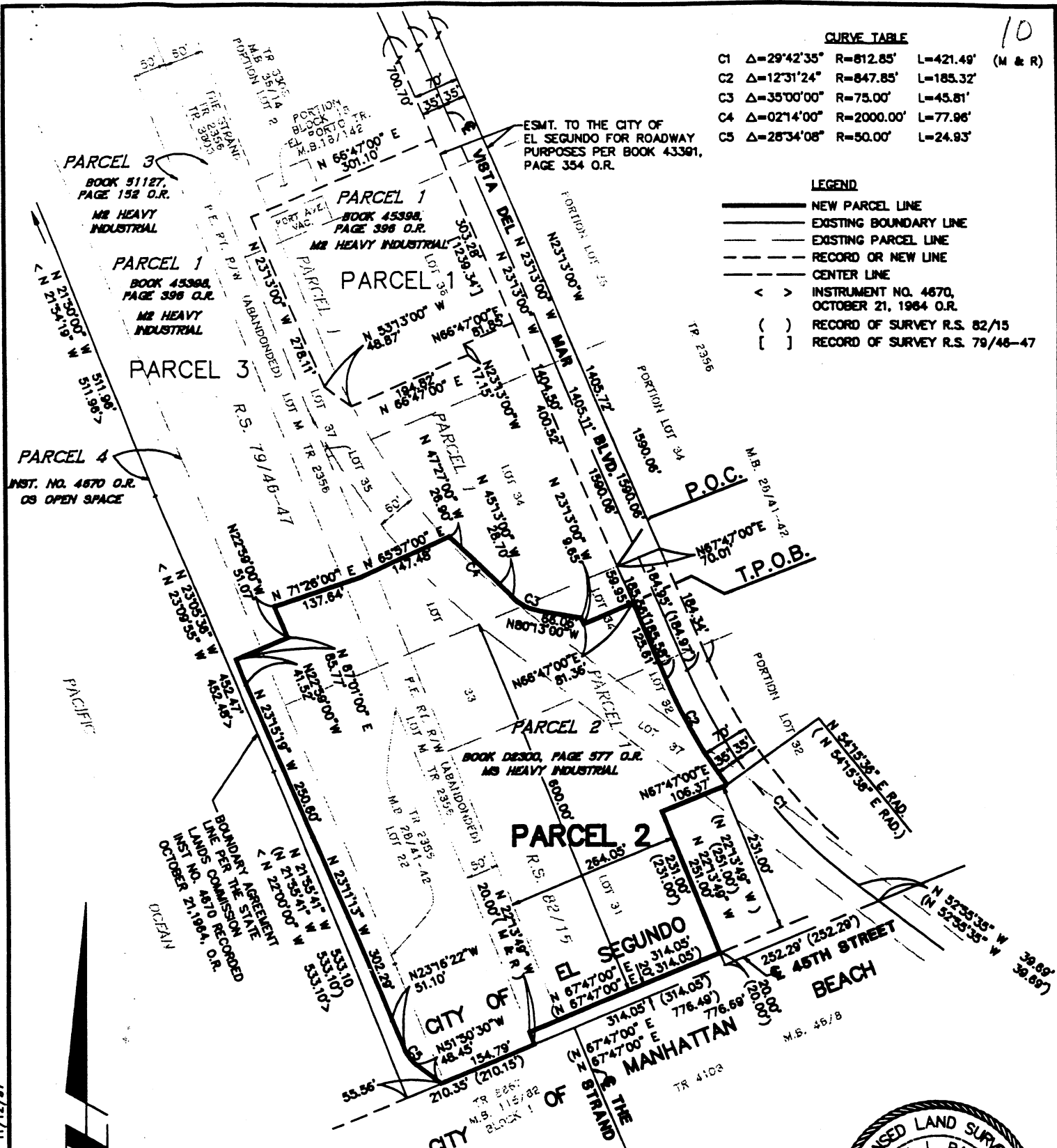
97-2012822

CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24''$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00''$	R=75.00'	L=45.81'	
C4	$\Delta=02^{\circ}14'00''$	R=2000.00'	L=77.96'	
C5	$\Delta=28^{\circ}34'08''$	R=50.00'	L=24.93'	

LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1984 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/48-47



SHEET 1 OF 1

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 2



URS Greiner

1201 E. OVER RD. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 895-5899

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services

**EXHIBIT "A"****PARCEL 3**

BEING A PORTION OF LOTS 22, 33, 34, 36, 37 AND M, ALL OF LOT 35, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14, OF MAPS, PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 1314, FILED IN BOOK 20, PAGE 161 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, A PORTION OF "THE STRAND" AS SHOWN ON SAID MAP OF TRACT NO. 3303 WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303 AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED DECEMBER 24, 1963 IN BOOK, D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH

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STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, SAID GENERALLY EASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 66°47'00" WEST, 81.36 FEET;

THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE NORTH 23°13'00" WEST, 9.65 FEET;

THENCE NORTH 80°13'00" WEST, 66.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 45.81 FEET, THROUGH A CENTRAL ANGLE OF 35°00'00";

THENCE TANGENT TO SAID CURVE NORTH 45°13'00" WEST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET, THROUGH A CENTRAL ANGLE OF 02°14'00";

THENCE TANGENT TO SAID CURVE NORTH 47°27'00" WEST, 26.90 FEET;

THENCE SOUTH 65°57'00" WEST, 147.48 FEET;

THENCE SOUTH 71°26'00" WEST, 137.64 FEET;

THENCE SOUTH 22°59'00" EAST, 51.07 FEET;

THENCE AT RIGHT ANGLES SOUTH 67°01'00" WEST, 85.77 FEET;

THENCE AT RIGHT ANGLES SOUTH 22°59'00" EAST, 41.52 FEET;

THENCE SOUTH 23°15'19" EAST, 250.60 FEET;

THENCE SOUTH 23°11'13" EAST, 302.29 FEET;

THENCE SOUTH 23°16'22" EAST, 51.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";

THENCE SOUTH 51°50'30" EAST, 48.45 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON SAID TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHWESTERLY PROLONGATION BEING THE SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE, SOUTH 67°47'00" WEST, 55.56 FEET TO A POINT ON SAID BOUNDARY AGREEMENT LINE;

THENCE NORTHWESTERLY ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING FOUR COURSES:

NORTH 21°55'41" WEST, 533.10 FEET;

NORTH 23°05'36" WEST, 452.47 FEET;

NORTH 21°50'00" WEST, 511.96 FEET;

NORTH 23°40'56" WEST, 973.20 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID QUITCLAIM AND PARCEL 1, AS SHOWN ON A

13  
RECORD OF SURVEY, FILED IN BOOK 79, PAGES 46 AND 47, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY, SAID POINT BEING THE NORTHWESTERLY END OF SAID BOUNDARY AGREEMENT LINE; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHWESTERLY PROLONGATION AND SAID NORTHWESTERLY LINE, NORTH 66°47'00" EAST, 457.15 FEET TO A POINT ON THE GENERALLY WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 66°47'00" EAST, 78.93 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID CORNER BEING ON THE GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE SOUTHEASTERLY ALONG THE GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY AND SAID GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT THE FOLLOWING 3 COURSES: SOUTH 50°44'00" EAST, 79.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 835.00 FEET;

SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 401.01 FEET THROUGH A CENTRAL ANGLE OF 27°31'00";

TANGENT TO SAID CURVE SOUTH 23°13'00" EAST, 1405.72 FEET;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY SOUTH 67°47'00" WEST, 70.01 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT; THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID FIRST MENTIONED GENERALLY EASTERLY LINE SOUTH 23°13' 00" EAST, 59.95 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING REAL PROPERTY:

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24. 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

14  
COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;

THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH 66°47'00" WEST, 301.10 FEET;

THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE SOUTH 23°13'00" EAST, 278.11 FEET;

THENCE SOUTH 53°13'00" EAST, 48.87 FEET;

THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID GENERALLY WESTERLY LINE;

THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL TO SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;

THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85 FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

11-12-97  
DATE

H10035202\SURV\PARCEL3a.WPD OCT. 12, 1997



97-2012822

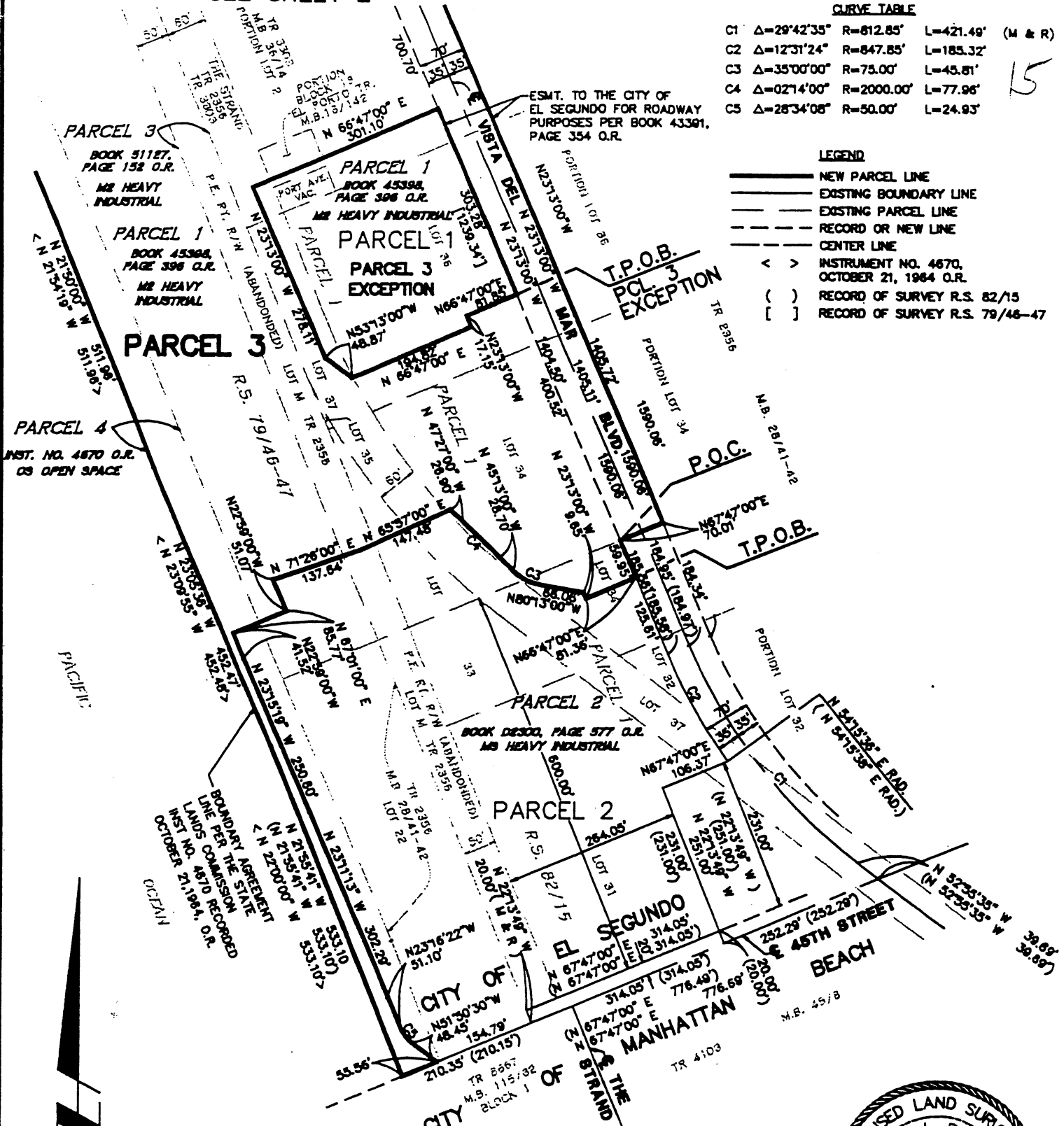
SEE SHEET 2

**CURVE TABLE**

C1	$\Delta=29^{\circ}42'35''$	$R=612.85'$	$L=421.49'$	(M & R)
C2	$\Delta=12^{\circ}31'24''$	$R=847.85'$	$L=185.32'$	
C3	$\Delta=35^{\circ}00'00''$	$R=75.00'$	$L=45.81'$	15
C4	$\Delta=02^{\circ}14'00''$	$R=2000.00'$	$L=77.96'$	
C5	$\Delta=26^{\circ}34'08''$	$R=50.00'$	$L=24.93'$	

**LEGEND**

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/48-47



SHEET 1 OF 2



1" = 200'  
(IN FEET)

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

**EXHIBIT "B"**

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 3

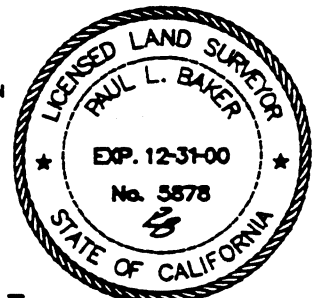
**URS Greiner**

1201 E. 9TH AVE. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 298-0388

**EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT**



**SOUTHERN CALIFORNIA EDISON**  
Real Properties & Administration Services



97-2012822



16

LEGEND

- NEW PARCEL LINE
- - - EXISTING BOUNDARY LINE
- - - EXISTING PARCEL LINE
- - - RECORD OR NEW LINE
- - - CENTER LINE
- < > INSTRUMENT NO. 4670,  
OCTOBER 21, 1964 O.R.
- ( ) RECORD OF SURVEY R.S. 82/15
- [ ] RECORD OF SURVEY R.S. 79/46-47

PACIFIC

OCEAN

PARCEL 3

PARCEL 3  
BOOK 51187,  
PAGE 158 O.R.  
MR HEAVY  
INDUSTRIAL

PARCEL 4  
INST. NO. 4670 O.R.  
ON OPEN SPACE

PARCEL 1  
BOOK 45398,  
PAGE 396 O.R.  
MR HEAVY  
INDUSTRIAL

PARCEL 1  
BOOK 45398,  
PAGE 396 O.R.  
MR HEAVY  
INDUSTRIAL

PARCEL 1

PARCEL 3  
EXCEPTION

PARCEL 3

T.P.O.B.  
PCL 3  
EXCEPTION

ESMT. TO THE CITY OF  
EL SEGUNDO FOR ROADWAY  
PURPOSES PER BOOK 43391,  
PAGE 354 O.R.

97-2012822

SHEET 2 OF 2

SEE SHEET 1

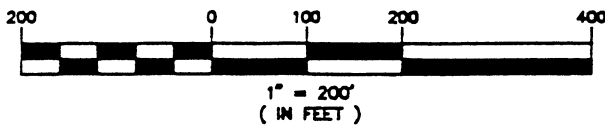


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 3

URS Greiner

1301 E. PIER BL. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 896-6288

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services

J:\110035202\ACAD\LAEX03B.DWG 11/12/97



RECORDING REQUEST BY  
City of El Segundo  
Planning Division  
350 Main Street  
El Segundo, CA 90245

WHEN RECORDED MAIL TO  
Attn: Director of Planning/Building Safety  
350 Main Street  
El Segundo, California 90245

97 2012825

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

2:01 PM DEC 23 1997

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

FEE \$28 X

D A. FEE Code 20 \$ 2

TITLE(S)

COVENANT AND AGREEMENT REGARDING MAINTENANCE  
OF OFF-STREET PARKING

The undersigned hereby certify that we are the owners of the hereinafter legally described real property ("Owners") located in the City of El Segundo, State of California.

See legal description of Parcel 2 attached as "Exhibit A."

(Legal description of parking site)

as recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, Records of Los Angeles County.

Parking site address: 301 Vista Del Mar Boulevard

And pursuant to Section 20.54.080 of the El Segundo Municipal Code, the undersigned hereby covenant and agree to and with said City that an off-site parking area containing not less than 100 (number) usable and accessible automobile parking spaces as shown on Exhibit B which comply with the El Segundo Municipal Code Chapter 20.54 will be provided and maintained on the above described property to provide the required parking for the use or the building located at 301 Vista Del Mar ("Parcel 1") (Users") in said City upon that land legally described as follows: See legal description of Parcel 1 attached as "Exhibit C."

(Legal description of use or building site)

as recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, Records of Los Angeles County.

This covenant and agreement shall run with the land and shall be binding upon the Owners and its/his/her/their successors, heirs or assigns and shall continue in effect so long as the use or building requiring such parking is maintained without providing off-street automobile parking spaces on the same lot and/or another lot as required by the provisions of the El Segundo Municipal Code or unless otherwise released by authority of the Director of Planning and Building Safety. Owners title to and right to use the property upon which the parking spaces is to be provided will be subservient User's right to 20 (number) parking spaces (Shown on Exhibit B). Owner warrants that such lots are not and will not be made subject to any other covenant or contract for such use without prior written consent of the City.

Dated this 18<sup>th</sup> day of December, 1997.

Company Name Southern California Edison  
Company

Signature of Parking Site Owner(s)

By: Mark E. Mikulka

Title: Manager of Real Properties & Administrative Services

2

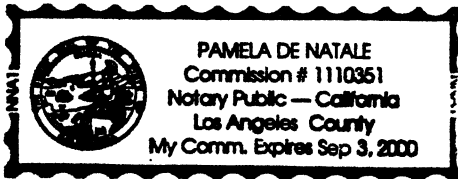
(I) (WE) the mortgage or trust deed beneficiary agree to the above stated conditions by affixing (my) (our) signature hereto:

Signature of mortgage or trust deed beneficiary: \_\_\_\_\_

There is no mortgage or trust deed affecting this property. I declare under penalty of perjury that the foregoing statement is true and correct. Executed at Long Beach, California on this 18<sup>th</sup> day of December, 1997.

Signature of Parking Site Owner(s)

ME ML

STATE OF CALIFORNIA	}
COUNTY OF LOS ANGELES	}
On <u>12/18/97</u> before me, <u>Pamela DeNatale</u>	
personally appeared <u>Mark E. Mikulka</u>	
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
WITNESS my hand and official seal.	
Signature <u>Pamela DeNatale</u>	

FOR DEPARTMENT USE ONLY:

Approved by

[Signature]

12-23-97

Date

Director of Planning and Building Safety  
(Title)

parkcov3.app 7/96

**EXHIBIT "A"****PARCEL 2**

BEING A PORTION OF LOTS 22, 31, 32, 33, 34, 37 AND M, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED OCTOBER 31, 1963, IN BOOK D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY AGREEMENT LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, THE MAP HEREINABOVE REFERRED TO IS FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID GENERALLY EASTERLY LINE OF SAID REAL

**97-2012825**

4

PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 23°13'00" EAST, 125.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 847.85 FEET;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE, SAID GENERALLY EASTERLY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 185.32 FEET THROUGH A CENTRAL ANGLE OF 12°31'24" TO A POINT ON A LINE PARALLEL WITH AND 231.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF SAID 45TH STREET AND SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 54°15'36" WEST;  
THENCE SOUTHWESTERLY LEAVING SAID GENERALLY WESTERLY LINE, CONTINUING ALONG SAID GENERALLY EASTERLY LINE AND SAID PARALLEL LINE SOUTH 67°47'00" WEST, 106.37 FEET TO A POINT ON A LINE, PARALLEL WITH AND 264.05 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 31 OF SAID TRACT NO. 2356;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND CONTINUING ALONG SAID GENERALLY EASTERLY LINE SOUTH 22°13'49" EAST, 231.00 FEET TO A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SAID GENERALLY SOUTHEASTERLY LINE BEING SAID NORTHWESTERLY LINE OF SAID 45TH STREET;  
THENCE SOUTHWESTERLY ALONG SAID GENERALLY SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE SOUTH 67°47'00" WEST, 314.05 FEET;  
THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE, CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE SOUTH 22°13'49" EAST, 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID 45TH STREET, SAID CENTERLINE ALSO BEING SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1;  
THENCE SOUTHWESTERLY CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE, SAID CENTERLINE OF SAID 45TH STREET AND THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE SOUTH 67°47'00" WEST, 154.79 FEET;  
THENCE LEAVING SAID GENERALLY SOUTHEASTERLY LINE AND SAID SOUTHWESTERLY PROLONGATION NORTH 51°50'30" WEST, 48.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";  
THENCE TANGENT TO SAID CURVE NORTH 23°16'22" WEST, 51.10 FEET;  
THENCE NORTH 23°11'13" WEST, 302.29 FEET;  
THENCE NORTH 23°15'19" WEST, 250.60 FEET;  
THENCE NORTH 22°59'00" WEST, 41.52 FEET;  
THENCE AT RIGHT ANGLES NORTH 67°01'00" EAST, 85.77 FEET;  
THENCE AT RIGHT ANGLES NORTH 22°59'00" WEST, 51.07 FEET;  
THENCE NORTH 71°26'00" EAST, 137.64 FEET;  
THENCE NORTH 65°57'00" EAST, 147.48 FEET;  
THENCE SOUTH 47°27'00" EAST, 26.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET;

97-2012825

5  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET,  
THROUGH A CENTRAL ANGLE OF 02°14'00";  
THENCE TANGENT TO SAID CURVE SOUTH 45°13'00" EAST, 28.70 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A  
RADIUS OF 75.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH 45.81 FEET,  
THROUGH A CENTRAL ANGLE OF 35°00'00";  
THENCE TANGENT TO SAID CURVE SOUTH 80°13'00" EAST, 66.06 FEET TO A  
POINT ON A LINE THAT IS PARALLEL WITH AND 81.36 FEET SOUTHWESTERLY,  
MEASURED AT RIGHT ANGLES FROM SAID GENERALLY EASTERLY LINE, AND  
SAID GENERALLY WESTERLY LINE;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH  
23°13'00" EAST, 9.65 FEET TO A POINT ON A LINE THAT IS AT RIGHT  
ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.36  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

*Paul L. Baker*

PAUL L. BAKER, LS 5878

REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL2A.WPD OCT. 12, 1997



97-2012825

6

SCALE 1" = 300'

**LEGEND**

97-2012825

- PARKING AREA
- LOCATION OF PARKING SPACES

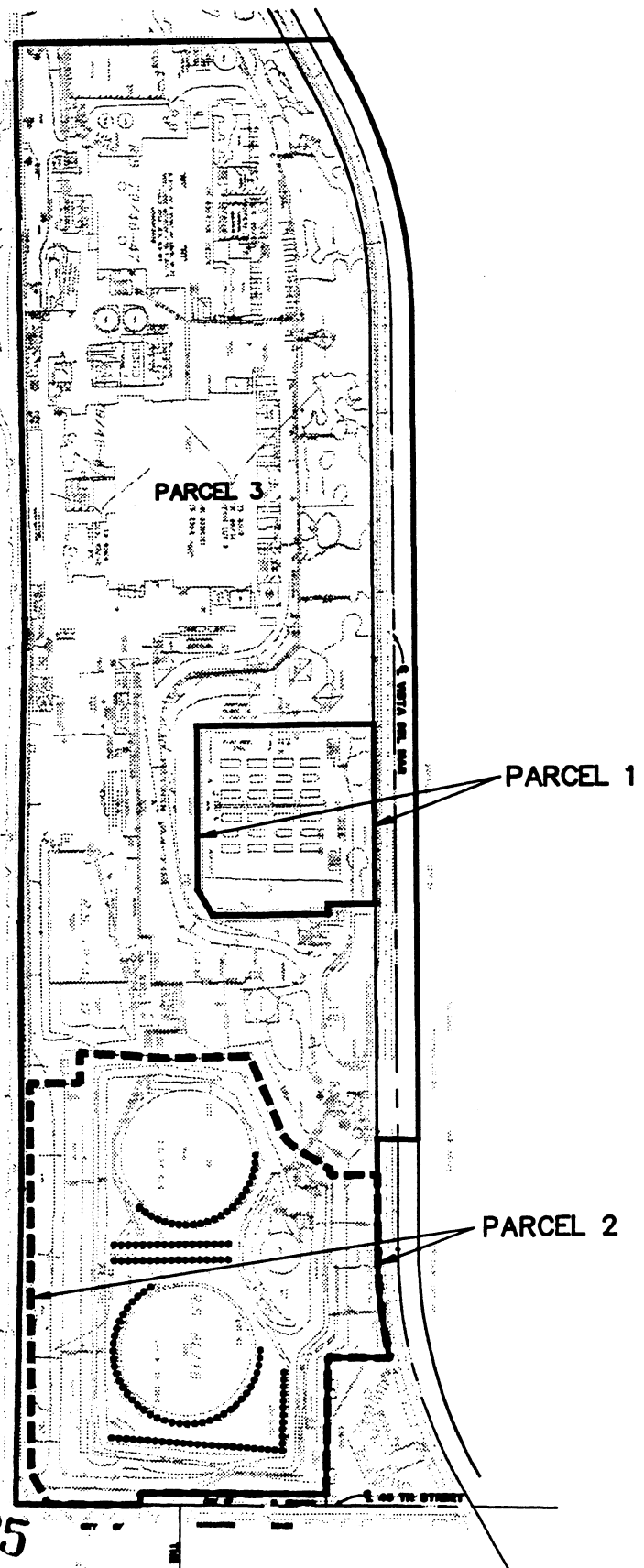


EXHIBIT "B"



**EXHIBIT "C"****PARCEL 1**

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24. 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF 45TH STREET(40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

8

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH  
66°47'00" WEST, 301.10 FEET;  
THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE  
SOUTH 23°13'00" EAST, 278.11 FEET;  
THENCE SOUTH 53°13'00" EAST, 48.87 FEET;  
THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE  
PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES  
FROM SAID GENERALLY WESTERLY LINE;  
THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL LINE  
NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT  
RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF  
BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

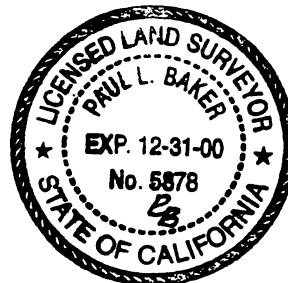
*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL1C.WPD OCT. 12, 1997

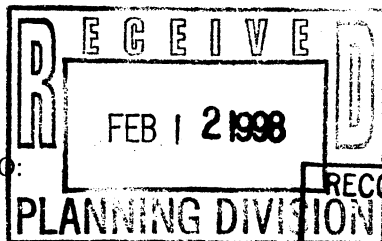


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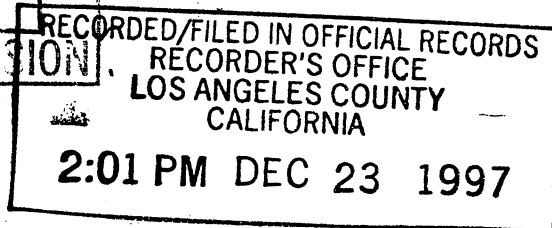


RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

City of El Segundo  
Planning Division  
350 Main Street  
El Segundo, CA 90245  
Attn: Director of Planning/Building Safety



97 2012823



Space above this line for Recorder's use only

FEE \$ 52 X

### DECLARATION OF EASEMENTS

D A. FEE Code 20 \$ 2

THIS DECLARATION is made as of the 17<sup>th</sup> day of December, 1997 by Southern California Edison Company ("Declarant") with respect to the following:

#### RECITALS

A. Declarant is the owner of that certain real property located in the City of El Segundo, County of Los Angeles, State of California and more particularly described on "Exhibit A" attached hereto and more particularly shown on attached "Exhibit B" attached hereto.

B. Declarant desires to establish certain reciprocal easements upon the parcels comprising the Property (the "Parcels") on the terms and conditions hereby set forth.

#### EASEMENTS

Declarant hereby declares and establishes for the benefit of each Parcel easements in, over and upon each Parcel for (1) pedestrian and vehicular access in the location of existing roads, sidewalks, and driveways, (2) drainage purposes in the location of natural drainage and any existing drainage facilities, and (3) sewer purposes in the location of existing sewer facilities and sewer treatment facilities.

#### USE OF EASEMENTS

The easements granted herein may be utilized in any lawful manner for which such easements are granted herein, provided that all use of the easements granted herein shall be subject to the following: (i) no portion of the Parcels shall be used in a manner which unreasonably interferes with the use of the easements granted in this Declaration; (ii) no use of the easements granted herein shall be made which unreasonably interferes with the use of the remaining portions of the Parcels; and (iii) no use of the easements granted herein shall be made in a manner or for a purpose which causes a violation of, or noncompliance with, any Governmental Requirements.

IN WITNESS WHEREOF, Declarant has executed this instrument on the date set forth above.

SOUTHERN CALIFORNIA EDISON COMPANY,  
a California corporation

By:

Mark E. Mikulka  
Manager of Real Properties and Administrative Services

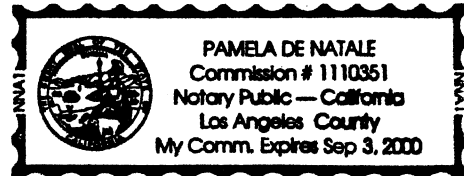
**All-Purpose Acknowledgment**

STATE OF CALIFORNIA       }  
  }  
COUNTY OF LOS ANGELES   }

On 12/17/97 before me, Pamela DeNatale, personally  
appeared Mark E. Mikulka

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(is), and that his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal



Notary Public Signature Pamela DeNatale

**EXHIBIT "A"****PARCEL 1**

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24. 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF 45TH STREET(40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

4

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH  
66°47'00" WEST, 301.10 FEET;  
THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE  
SOUTH 23°13'00" EAST, 278.11 FEET;  
THENCE SOUTH 53°13'00" EAST, 48.87 FEET;  
THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE  
PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES  
FROM SAID GENERALLY WESTERLY LINE;  
THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL LINE  
NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT  
RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF  
BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

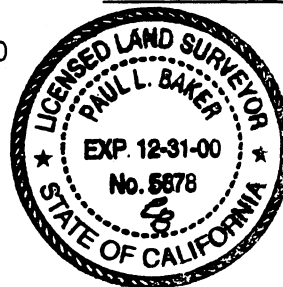
*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

*11-12-97*

DATE

H10035202\SURV\PARCELL1.WPD OCT. 12, 1997



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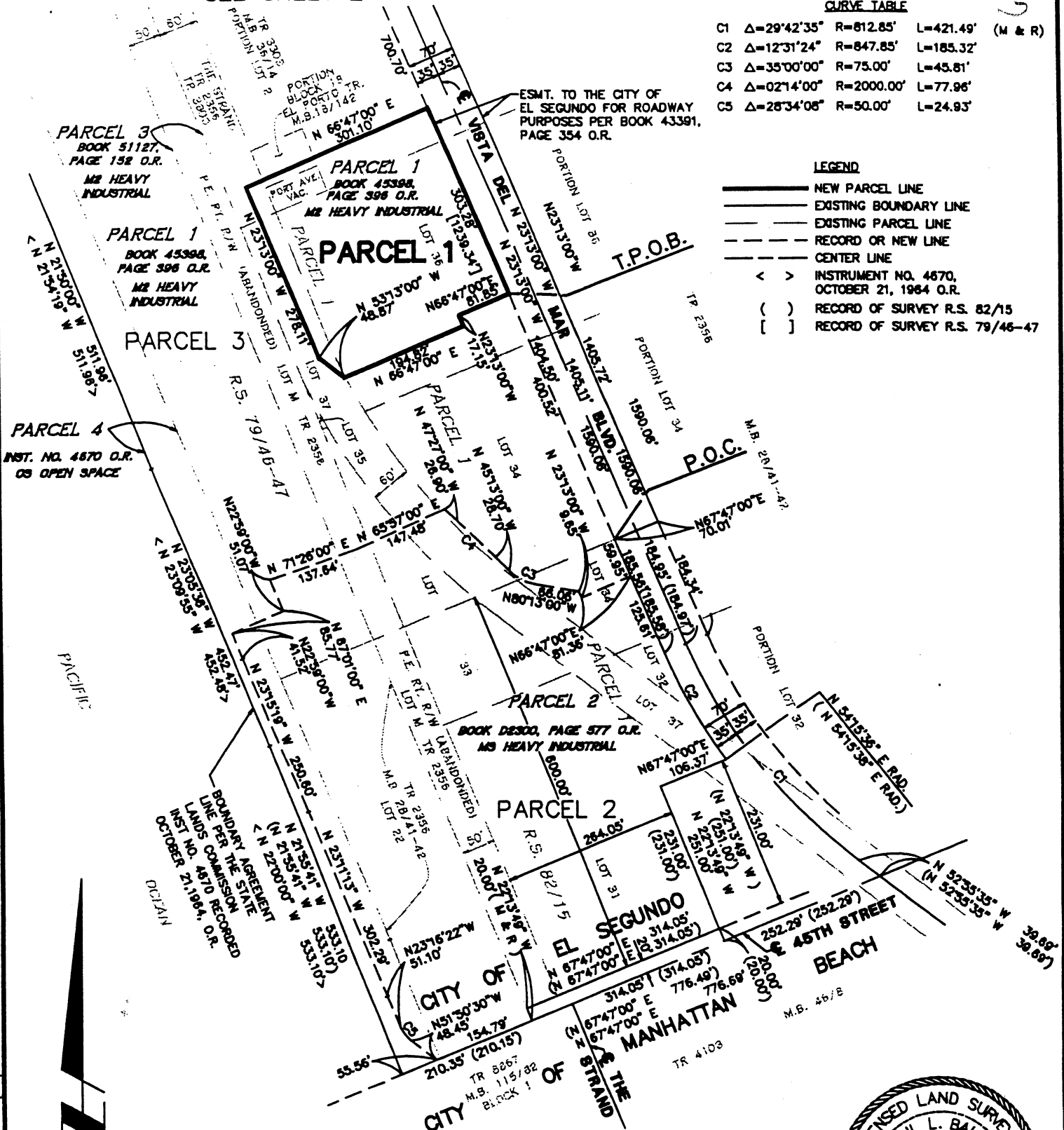
SEE SHEET 2

CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24''$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00''$	R=75.00'	L=45.81'	
C4	$\Delta=02^{\circ}14'00''$	R=2000.00'	L=77.96'	
C5	$\Delta=28^{\circ}34'08''$	R=50.00'	L=24.93'	

LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1984 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



SHEET 1 OF 2

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 1

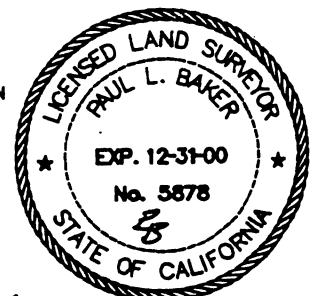
URS Greiner

1201 E. 9TH ST. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 896-8888

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services



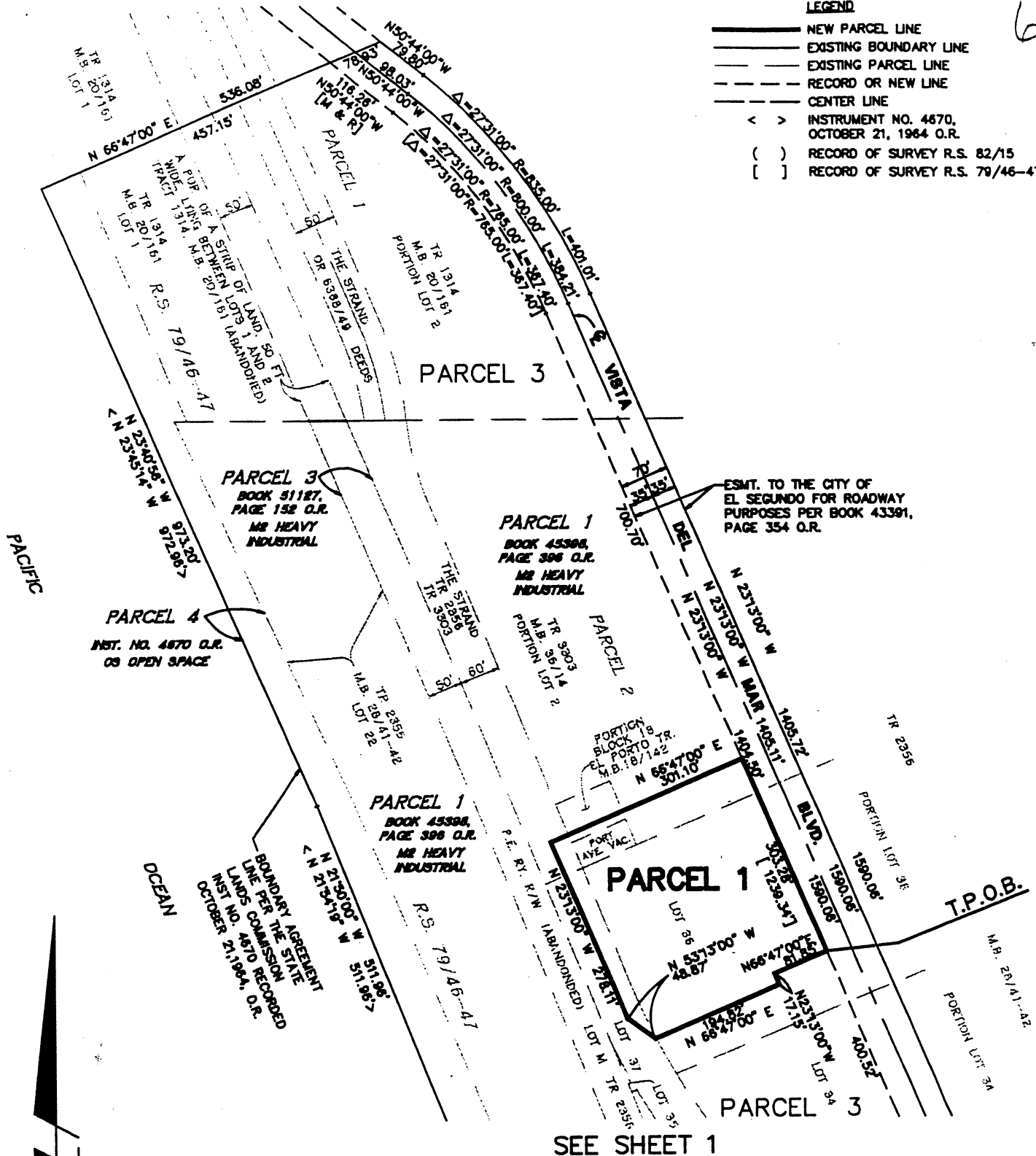
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6

LEGEND

- NEW PARCEL LINE
- EXISTING BOUNDARY LINE
- EXISTING PARCEL LINE
- - - RECORD OR NEW LINE
- - - CENTER LINE
- < > INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
- ( ) RECORD OF SURVEY R.S. 82/15
- [ ] RECORD OF SURVEY R.S. 79/46-47



SHEET 2 OF 2

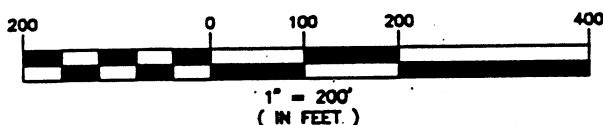


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 1

URS Greiner

1201 E. 9TH ST. SUITE 250  
SANTA ANA, CALIFORNIA 92705  
(714) 835-2295

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services

97-2012823

**EXHIBIT "A"****PARCEL 2**

BEING A PORTION OF LOTS 22, 31, 32, 33, 34, 37 AND M, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED OCTOBER 31, 1963, IN BOOK D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY AGREEMENT LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, THE MAP HEREINABOVE REFERRED TO IS FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID GENERALLY EASTERLY LINE OF SAID REAL

8

PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 23°13'00" EAST, 125.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 847.85 FEET;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE, SAID GENERALLY EASTERLY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 185.32 FEET THROUGH A CENTRAL ANGLE OF 12°31'24" TO A POINT ON A LINE PARALLEL WITH AND 231.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF SAID 45TH STREET AND SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 54°15'36" WEST;  
THENCE SOUTHWESTERLY LEAVING SAID GENERALLY WESTERLY LINE, CONTINUING ALONG SAID GENERALLY EASTERLY LINE AND SAID PARALLEL LINE SOUTH 67°47'00" WEST, 106.37 FEET TO A POINT ON A LINE, PARALLEL WITH AND 264.05 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 31 OF SAID TRACT NO. 2356;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND CONTINUING ALONG SAID GENERALLY EASTERLY LINE SOUTH 22°13'49" EAST, 231.00 FEET TO A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SAID GENERALLY SOUTHEASTERLY LINE BEING SAID NORTHWESTERLY LINE OF SAID 45TH STREET;  
THENCE SOUTHWESTERLY ALONG SAID GENERALLY SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE SOUTH 67°47'00" WEST, 314.05 FEET;  
THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE, CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE SOUTH 22°13'49" EAST, 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID 45TH STREET, SAID CENTERLINE ALSO BEING SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1;  
THENCE SOUTHWESTERLY CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE, SAID CENTERLINE OF SAID 45TH STREET AND THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE SOUTH 67°47'00" WEST, 154.79 FEET;  
THENCE LEAVING SAID GENERALLY SOUTHEASTERLY LINE AND SAID SOUTHWESTERLY PROLONGATION NORTH 51°50'30" WEST, 48.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";  
THENCE TANGENT TO SAID CURVE NORTH 23°16'22" WEST, 51.10 FEET;  
THENCE NORTH 23°11'13" WEST, 302.29 FEET;  
THENCE NORTH 23°15'19" WEST, 250.60 FEET;  
THENCE NORTH 22°59'00" WEST, 41.52 FEET;  
THENCE AT RIGHT ANGLES NORTH 67°01'00" EAST, 85.77 FEET;  
THENCE AT RIGHT ANGLES NORTH 22°59'00" WEST, 51.07 FEET;  
THENCE NORTH 71°26'00" EAST, 137.64 FEET;  
THENCE NORTH 65°57'00" EAST, 147.48 FEET;  
THENCE SOUTH 47°27'00" EAST, 26.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET;

97-2012823

9  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET,  
THROUGH A CENTRAL ANGLE OF 02°14'00";  
THENCE TANGENT TO SAID CURVE SOUTH 45°13'00" EAST, 28.70 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A  
RADIUS OF 75.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH 45.81 FEET,  
THROUGH A CENTRAL ANGLE OF 35°00'00";  
THENCE TANGENT TO SAID CURVE SOUTH 80°13'00" EAST, 66.06 FEET TO A  
POINT ON A LINE THAT IS PARALLEL WITH AND 81.36 FEET SOUTHWESTERLY,  
MEASURED AT RIGHT ANGLES FROM SAID GENERALLY EASTERLY LINE, AND  
SAID GENERALLY WESTERLY LINE;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH  
23°13'00" EAST, 9.65 FEET TO A POINT ON A LINE THAT IS AT RIGHT  
ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.36  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

*Paul L. Baker*

PAUL L. BAKER, LS 5878

REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL2A.WPD OCT. 12, 1997



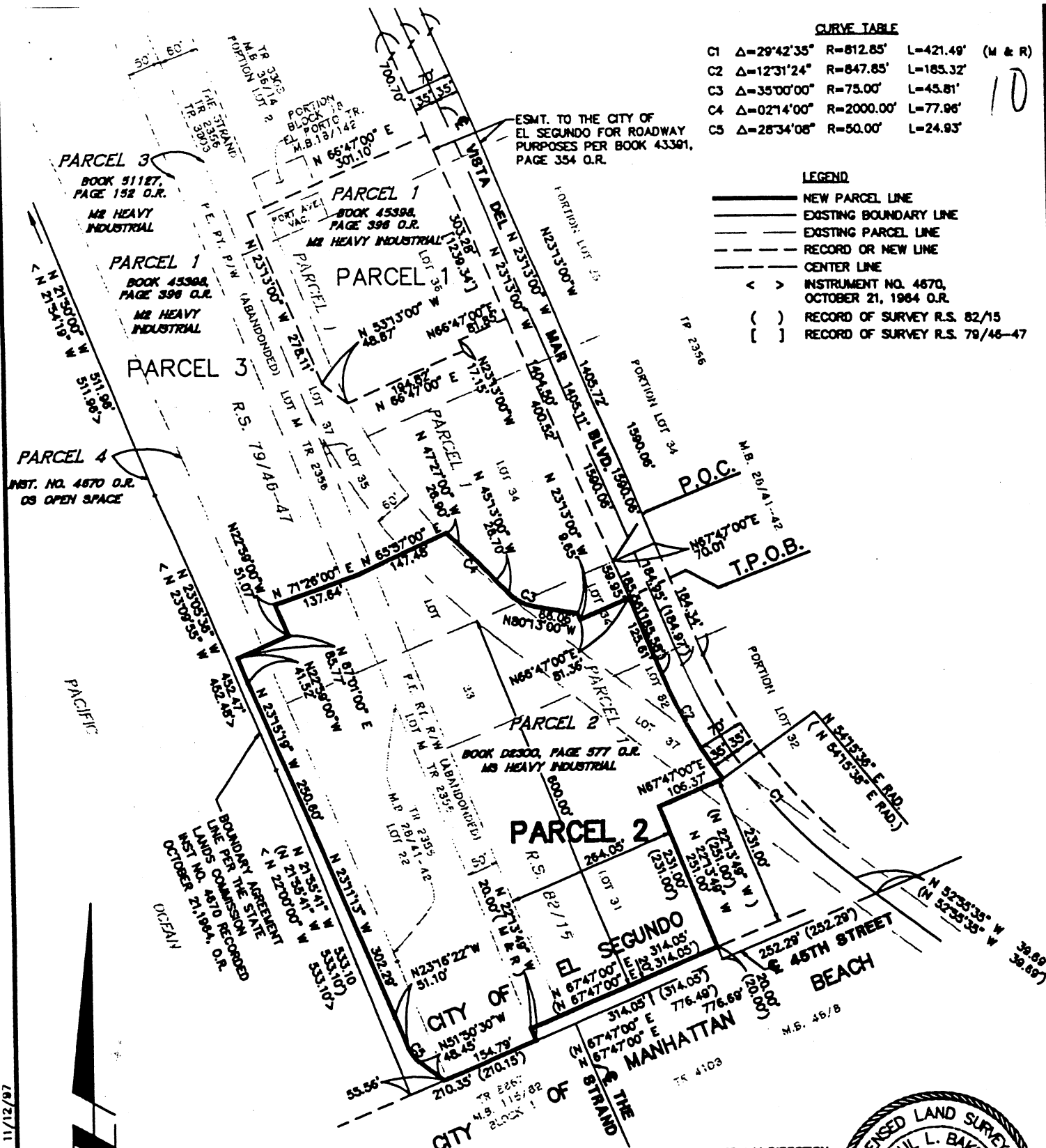
97-2012823

# CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24''$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00''$	R=75.00'	L=45.81'	
C4	$\Delta=02^{\circ}14'00''$	R=2000.00'	L=77.96'	
C5	$\Delta=28^{\circ}34'08''$	R=50.00'	L=24.93'	

# LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



SHEET 1 OF 1

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

Paul L. Baker  
PAUL L. BAKER LS 5878 DATE

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 2

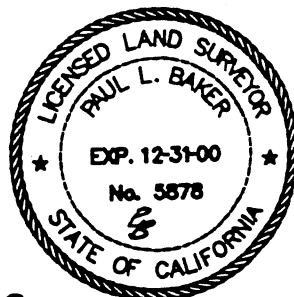
URS Greiner

1201 E. PIER BL. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 991-0000

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Property & Administration Services



97-2012823

**EXHIBIT "A"**

**PARCEL 3**

BEING A PORTION OF LOTS 22, 33, 34, 36, 37 AND M, ALL OF LOT 35, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14, OF MAPS, PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 1314, FILED IN BOOK 20, PAGE 161 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, A PORTION OF "THE STRAND" AS SHOWN ON SAID MAP OF TRACT NO. 3303 WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303 AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED DECEMBER 24, 1963 IN BOOK, D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH

STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, SAID GENERALLY EASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 66°47'00" WEST, 81.36 FEET;

THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE NORTH 23°13'00" WEST, 9.65 FEET;

THENCE NORTH 80°13'00" WEST, 66.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 45.81 FEET, THROUGH A CENTRAL ANGLE OF 35°00'00";

THENCE TANGENT TO SAID CURVE NORTH 45°13'00" WEST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET, THROUGH A CENTRAL ANGLE OF 02°14'00";

THENCE TANGENT TO SAID CURVE NORTH 47°27'00" WEST, 26.90 FEET;

THENCE SOUTH 65°57'00" WEST, 147.48 FEET;

THENCE SOUTH 71°26'00" WEST, 137.64 FEET;

THENCE SOUTH 22°59'00" EAST, 51.07 FEET;

THENCE AT RIGHT ANGLES SOUTH 67°01'00" WEST, 85.77 FEET;

THENCE AT RIGHT ANGLES SOUTH 22°59'00" EAST, 41.52 FEET;

THENCE SOUTH 23°15'19" EAST, 250.60 FEET;

THENCE SOUTH 23°11'13" EAST, 302.29 FEET;

THENCE SOUTH 23°16'22" EAST, 51.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";

THENCE SOUTH 51°50'30" EAST, 48.45 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON SAID TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHWESTERLY PROLONGATION BEING THE SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE, SOUTH 67°47'00" WEST, 55.56 FEET TO A POINT ON SAID BOUNDARY AGREEMENT LINE;

THENCE NORTHWESTERLY ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING FOUR COURSES:

NORTH 21°55'41" WEST, 533.10 FEET;

NORTH 23°05'36" WEST, 452.47 FEET;

NORTH 21°50'00" WEST, 511.96 FEET;

NORTH 23°40'56" WEST, 973.20 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID QUITCLAIM AND PARCEL 1, AS SHOWN ON A

13  
RECORD OF SURVEY, FILED IN BOOK 79, PAGES 46 AND 47, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY, SAID POINT BEING THE NORTHWESTERLY END OF SAID BOUNDARY AGREEMENT LINE; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHWESTERLY PROLONGATION AND SAID NORTHWESTERLY LINE, NORTH 66°47'00" EAST, 457.15 FEET TO A POINT ON THE GENERALLY WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 66°47'00" EAST, 78.93 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID CORNER BEING ON THE GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE SOUTHEASTERLY ALONG THE GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY AND SAID GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT THE FOLLOWING 3 COURSES: SOUTH 50°44'00" EAST, 79.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 835.00 FEET;

SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 401.01 FEET THROUGH A CENTRAL ANGLE OF 27°31'00";

TANGENT TO SAID CURVE SOUTH 23°13'00" EAST, 1405.72 FEET;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY SOUTH 67°47'00" WEST, 70.01 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT; THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID FIRST MENTIONED GENERALLY EASTERLY LINE SOUTH 23°13' 00" EAST, 59.95 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING REAL PROPERTY:

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24. 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

97-2012823



14  
DESCRIPTION

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;

THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH 66°47'00" WEST, 301.10 FEET;

THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE SOUTH 23°13'00" EAST, 278.11 FEET;

THENCE SOUTH 53°13'00" EAST, 48.87 FEET;

THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID GENERALLY WESTERLY LINE;

THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL TO SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;

THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85 FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Paul L. Baker*

PAUL L. BAKER, L.S. 5878

REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL3a.WPD OCT. 12, 1997

97-2012823



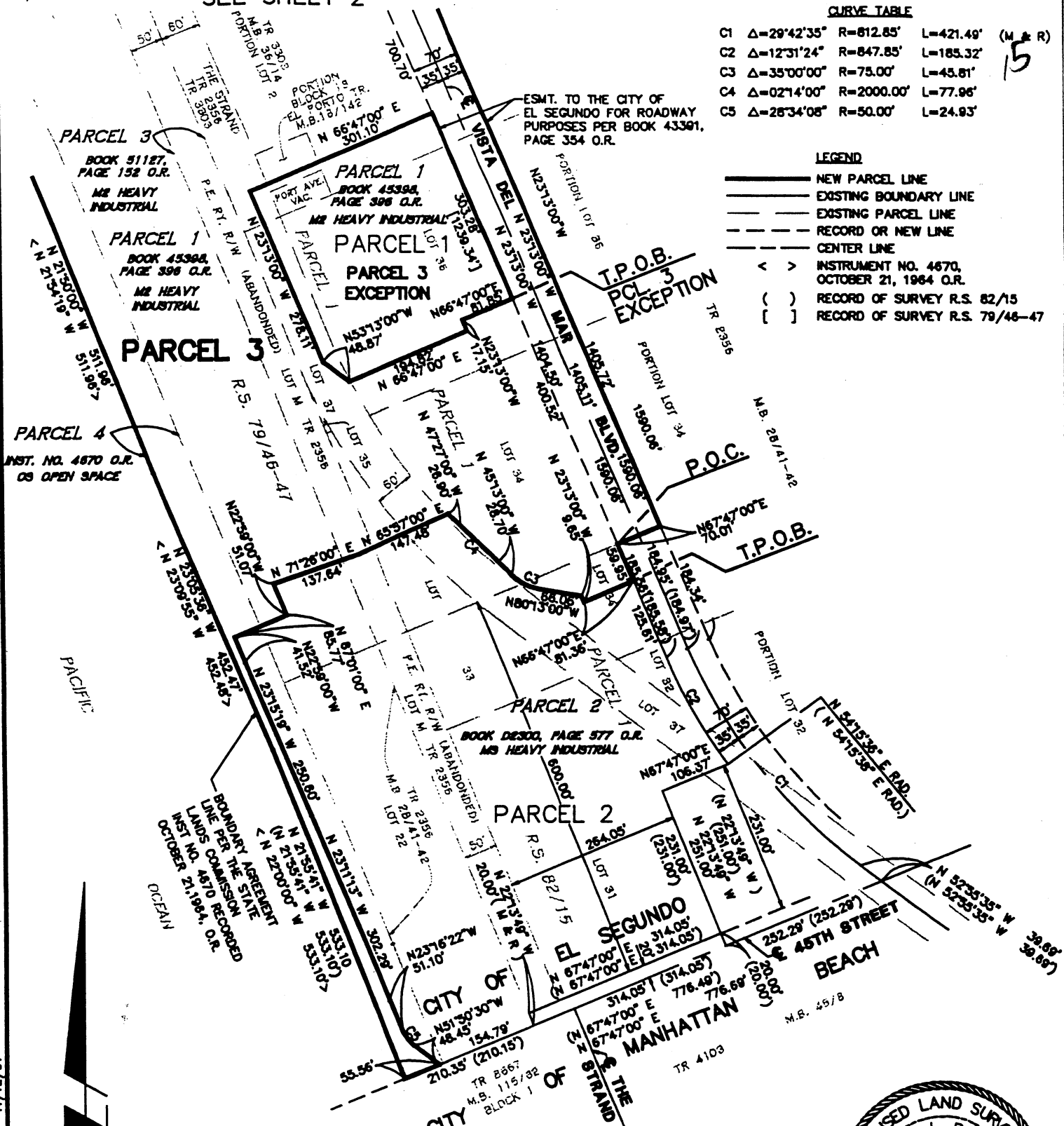
SEE SHEET 2

**CURVE TABLE**

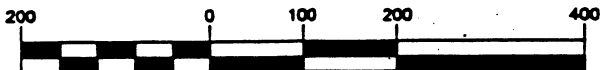
C1	$\Delta=29^{\circ}42'35"$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24"$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00"$	R=75.00'	L=45.81'	
C4	$\Delta=02^{\circ}14'00"$	R=2000.00'	L=77.96'	
C5	$\Delta=26^{\circ}34'08"$	R=50.00'	L=24.93'	

**LEGEND**

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1984 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



SHEET 1 OF 2



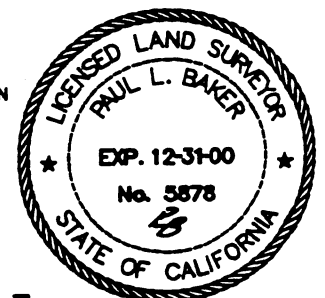
1" = 200'  
(IN FEET)

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

**EXHIBIT "B"**



PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 3

**URS Greiner**

1201 E. 9TH ST. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 299-0299

**EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT**



**SOUTHERN CALIFORNIA EDISON**  
Real Properties & Administration Services

07-001 0000

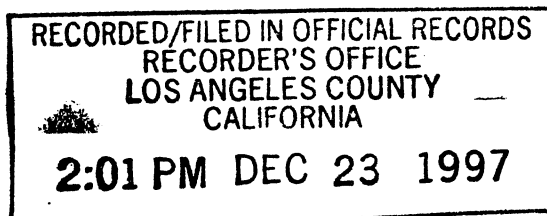
L:\10035202\ACAD\LAEX03A.DWG 11/12/97



RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:

97 2012824

City of El Segundo  
Planning Division  
350 Main Street  
El Segundo, CA 90245  
Attn: Director of Planning/Building Safety



Space above this line for Recorder's use only

FEE \$52 X

COVENANT AND AGREEMENT

D A. FEE Code 20 \$ 2 16

The undersigned hereby certifies that Southern California Edison Company is the owner of property located in the City of El Segundo, County of Los Angeles, State of California, hereinafter described in attached "Exhibit A" and hereinafter shown in attached "Exhibit B":

Site Address: El Segundo Generating Station - 301 Vista Del Mar Blvd., El Segundo, CA 90245

That in consideration of the City's lot line adjustment approval (SUB 97-1), Southern California Edison Company ("Owner") hereby promises, covenants and agrees to and with the City of El Segundo Department of Planning and Building Safety that:

Because Owner is adjusting the boundary lines of three separate legal parcels with street frontage onto Vista Del Mar Boulevard and because the City prefers that the three parcels continue to share the existing entrance from Vista Del Mar Boulevard, Owner shall not locate any additional access ways onto Vista Del Mar that are not currently existing.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City of El Segundo approves the termination or modification of this Covenant and Agreement.

IN WITNESS WHEREOF, Southern California Edison Company has executed this instrument on the date set forth below.

SOUTHERN CALIFORNIA EDISON COMPANY  
a California corporation

Dated this 17<sup>th</sup> day of December, 1997.

By: Mark E. Mikulka  
Mark E. Mikulka  
Manager, Real Properties and Administrative Services

CITY OF EL SEGUNDO  
a municipal corporation

Dated this 23 day of Dec., 1997.

By: [Signature]  
City of El Segundo  
Department of Planning and Building Safety

\*\*\*\*\*Space Below This Line For Notary's Use\*\*\*\*\*

2

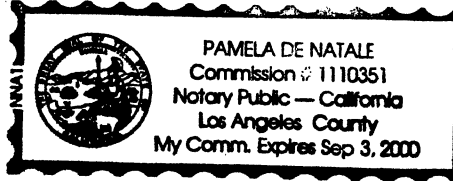
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 12/17/97 before me, Pamela De Natale personally appeared Mark E. Mikulka, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Pamela De Natale  
Notary Public Signature



\*\*\*\*\*

\*\*\*\*\*Space Below This Line For Notary's Use\*\*\*\*\*

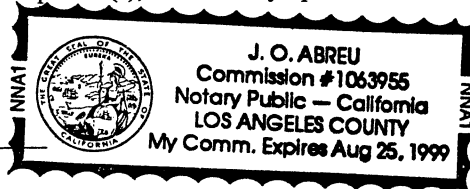
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On 12/18/97 before me, J. O. Abreu personally appeared Bret B. Bernard, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

J. O. Abreu  
Notary Public Signature



\*\*\*\*\*

Case No. EA-410, SUB 97-1

Condition No(s). 4

Approved for recording by [Signature]  
(Department of Planning and Building)

Date: 12-23-97

97-2012824

**EXHIBIT "A"****PARCEL 1**

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF 45TH STREET(40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;

**97-2012824**

4  
THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH  
66°47'00" WEST, 301.10 FEET;  
THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE  
SOUTH 23°13'00" EAST, 278.11 FEET;  
THENCE SOUTH 53°13'00" EAST, 48.87 FEET;  
THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE  
PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES  
FROM SAID GENERALLY WESTERLY LINE;  
THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL LINE  
NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT  
RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF  
BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

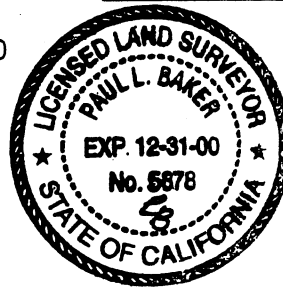
*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

*11-12-97*

DATE

H10035202\SURV\PARCEL1.WPD OCT. 12, 1997



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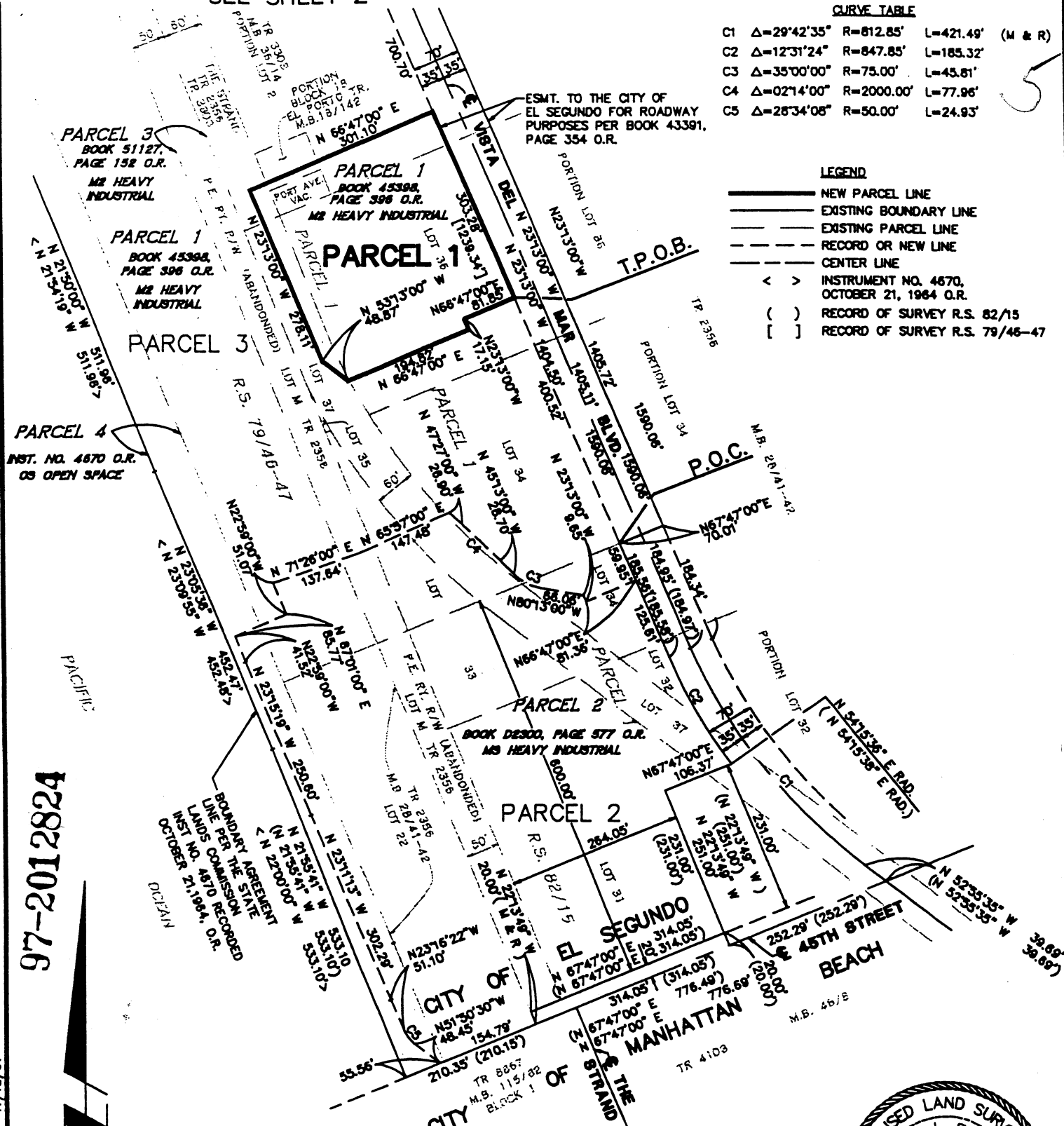
SEE SHEET 2

**CURVE TABLE**

C1	$\Delta=29^{\circ}42'35''$	$R=812.85'$	$L=421.49'$	(M & R)
C2	$\Delta=12^{\circ}31'24''$	$R=847.85'$	$L=185.32'$	
C3	$\Delta=35^{\circ}00'00''$	$R=75.00'$	$L=45.61'$	
C4	$\Delta=02^{\circ}14'00''$	$R=2000.00'$	$L=77.96'$	
C5	$\Delta=28^{\circ}34'08''$	$R=50.00'$	$L=24.93'$	

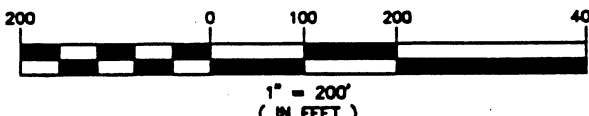
**LEGEND**

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



97-2012824

SHEET 1 OF 2



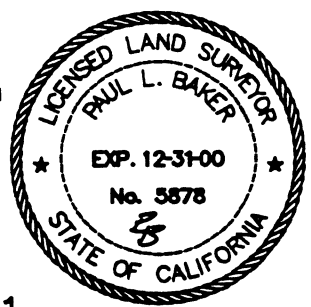
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

**EXHIBIT "B"**

**PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 1**







**EXHIBIT "A"****PARCEL 2**

BEING A PORTION OF LOTS 22, 31, 32, 33, 34, 37 AND M, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED OCTOBER 31, 1963, IN BOOK D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY AGREEMENT LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, THE MAP HEREINABOVE REFERRED TO IS FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID GENERALLY EASTERLY LINE OF SAID REAL

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PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 23°13'00" EAST, 125.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 847.85 FEET;  
THENCE CONTINUING SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE, SAID GENERALLY EASTERLY LINE AND ALONG SAID CURVE AN ARC LENGTH OF 185.32 FEET THROUGH A CENTRAL ANGLE OF 12°31'24" TO A POINT ON A LINE PARALLEL WITH AND 231.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF SAID 45TH STREET AND SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 54°15'36" WEST;  
THENCE SOUTHWESTERLY LEAVING SAID GENERALLY WESTERLY LINE, CONTINUING ALONG SAID GENERALLY EASTERLY LINE AND SAID PARALLEL LINE SOUTH 67°47'00" WEST, 106.37 FEET TO A POINT ON A LINE, PARALLEL WITH AND 264.05 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LOT 31 OF SAID TRACT NO. 2356;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE AND CONTINUING ALONG SAID GENERALLY EASTERLY LINE SOUTH 22°13'49" EAST, 231.00 FEET TO A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SAID GENERALLY SOUTHEASTERLY LINE BEING SAID NORTHWESTERLY LINE OF SAID 45TH STREET;  
THENCE SOUTHWESTERLY ALONG SAID GENERALLY SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE SOUTH 67°47'00" WEST, 314.05 FEET;  
THENCE SOUTHEASTERLY LEAVING SAID NORTHWESTERLY LINE, CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE SOUTH 22°13'49" EAST, 20.00 FEET TO A POINT ON THE CENTERLINE OF SAID 45TH STREET, SAID CENTERLINE ALSO BEING SAID GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1;  
THENCE SOUTHWESTERLY CONTINUING ALONG SAID GENERALLY SOUTHEASTERLY LINE, SAID CENTERLINE OF SAID 45TH STREET AND THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE SOUTH 67°47'00" WEST, 154.79 FEET;  
THENCE LEAVING SAID GENERALLY SOUTHEASTERLY LINE AND SAID SOUTHWESTERLY PROLONGATION NORTH 51°50'30" WEST, 48.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";  
THENCE TANGENT TO SAID CURVE NORTH 23°16'22" WEST, 51.10 FEET;  
THENCE NORTH 23°11'13" WEST, 302.29 FEET;  
THENCE NORTH 23°15'19" WEST, 250.60 FEET;  
THENCE NORTH 22°59'00" WEST, 41.52 FEET;  
THENCE AT RIGHT ANGLES NORTH 67°01'00" EAST, 85.77 FEET;  
THENCE AT RIGHT ANGLES NORTH 22°59'00" WEST, 51.07 FEET;  
THENCE NORTH 71°26'00" EAST, 137.64 FEET;  
THENCE NORTH 65°57'00" EAST, 147.48 FEET;  
THENCE SOUTH 47°27'00" EAST, 26.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET;

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9  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET,  
THROUGH A CENTRAL ANGLE OF 02°14'00";  
THENCE TANGENT TO SAID CURVE SOUTH 45°13'00" EAST, 28.70 FEET TO  
THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A  
RADIUS OF 75.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH 45.81 FEET,  
THROUGH A CENTRAL ANGLE OF 35°00'00";  
THENCE TANGENT TO SAID CURVE SOUTH 80°13'00" EAST, 66.06 FEET TO A  
POINT ON A LINE THAT IS PARALLEL WITH AND 81.36 FEET SOUTHWESTERLY,  
MEASURED AT RIGHT ANGLES FROM SAID GENERALLY EASTERLY LINE, AND  
SAID GENERALLY WESTERLY LINE;  
THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH  
23°13'00" EAST, 9.65 FEET TO A POINT ON A LINE THAT IS AT RIGHT  
ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.36  
FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B",  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER  
MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S  
ACT.

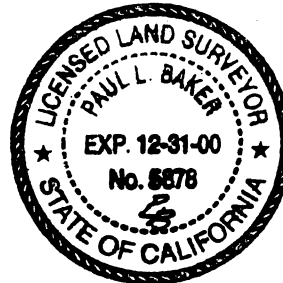
*Paul L. Baker*

PAUL L. BAKER, LS 5878  
REGISTRATION EXPIRES 12/31/00

11-12-97

DATE

H10035202\SURV\PARCEL2A.WPD OCT. 12, 1997



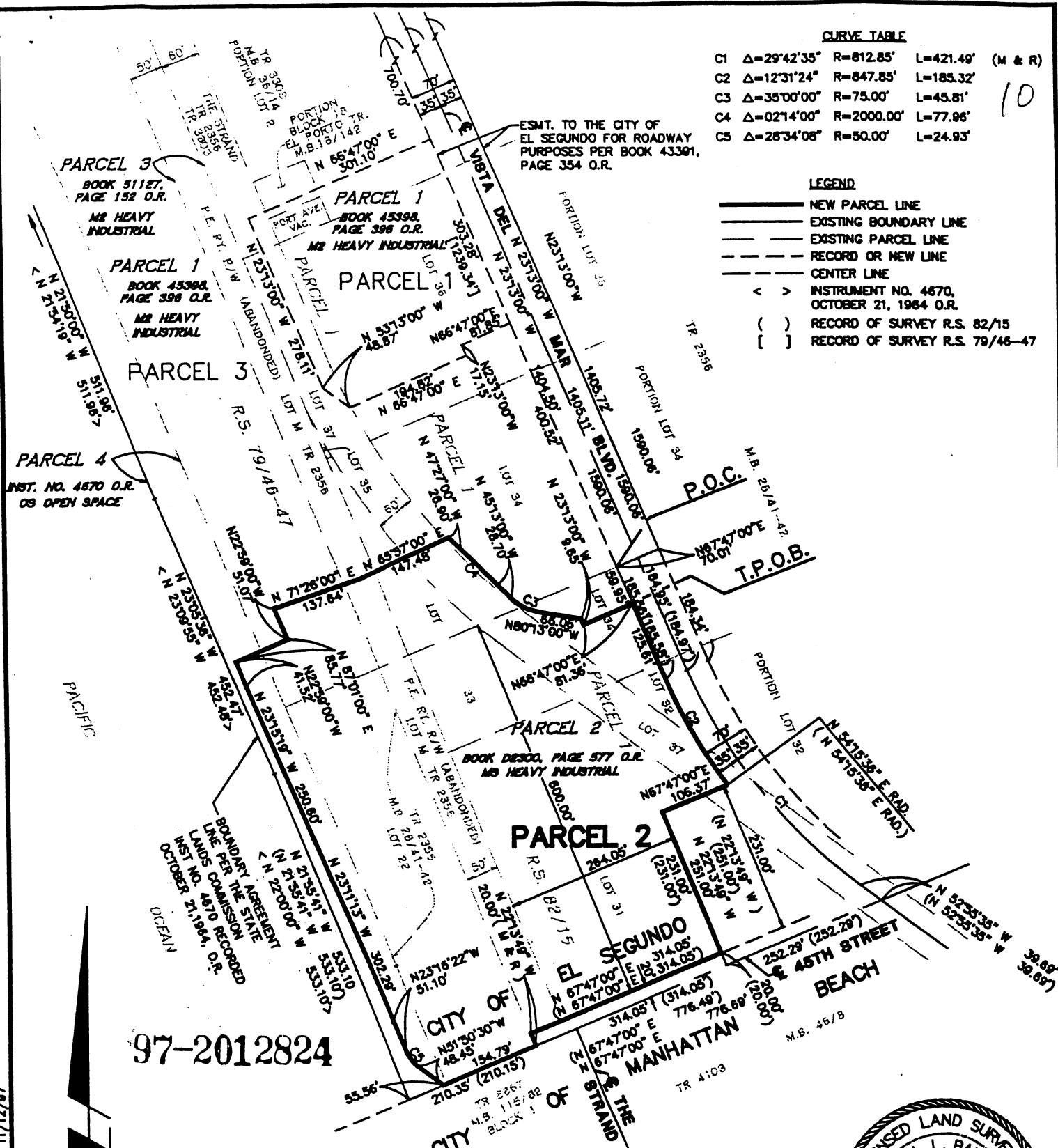
97-2012824

# CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24''$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00''$	R=75.00'	L=45.81'	10
C4	$\Delta=02^{\circ}14'00''$	R=2000.00'	L=77.96'	
C5	$\Delta=26^{\circ}34'08''$	R=50.00'	L=24.93'	

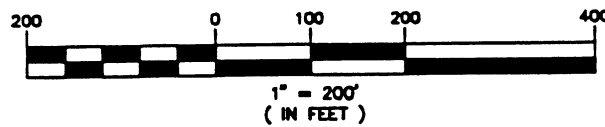
# LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



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SHEET 1 OF 1



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

Paul L. Baker  
PAUL L. BAKER LS 5878 DATE

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 2

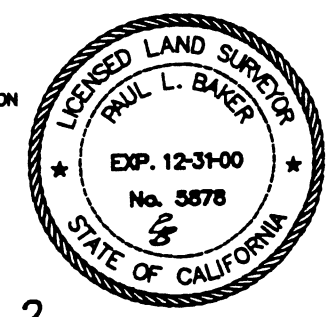
URS Greiner

1201 E. OVER RD. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 895-0200

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services



\\H10035202\ACAD\LAEX02.DWG 11/12/97

**EXHIBIT "A"****PARCEL 3**

BEING A PORTION OF LOTS 22, 33, 34, 36, 37 AND M, ALL OF LOT 35, OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14, OF MAPS, PORTIONS OF LOTS 1 AND 2 OF TRACT NO. 1314, FILED IN BOOK 20, PAGE 161 OF MAPS, A PORTION OF LOT 18 OF THE EL PORTO TRACT FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, A PORTION OF "THE STRAND" AS SHOWN ON SAID MAP OF TRACT NO. 3303 WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303 AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED AUGUST 24, 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY QUITCLAIMED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, AS DESCRIBED IN A DEED, RECORDED MAY 9, 1956, IN BOOK 51127, PAGE 152 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED DECEMBER 24, 1963 IN BOOK, D2300, PAGE 577 OF OFFICIAL RECORDS, AND A PORTION OF THAT CERTAIN TIDE AND SUBMERGED LANDS, LYING EASTERLY OF THE BOUNDARY LINE AS ESTABLISHED BY THE BOUNDARY AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 21, 1964, AS INSTRUMENT NO. 4670 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION**

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING AN ANGLE POINT ON THE GENERALLY EASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH

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12  
STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY;

THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, SAID GENERALLY EASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, SOUTH 23°13'00" EAST, 59.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE SOUTH 66°47'00" WEST, 81.36 FEET;

THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE AND SAID GENERALLY EASTERLY LINE NORTH 23°13'00" WEST, 9.65 FEET;

THENCE NORTH 80°13'00" WEST, 66.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 45.81 FEET, THROUGH A CENTRAL ANGLE OF 35°00'00";

THENCE TANGENT TO SAID CURVE NORTH 45°13'00" WEST, 28.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 77.96 FEET, THROUGH A CENTRAL ANGLE OF 02°14'00";

THENCE TANGENT TO SAID CURVE NORTH 47°27'00" WEST, 26.90 FEET;

THENCE SOUTH 65°57'00" WEST, 147.48 FEET;

THENCE SOUTH 71°26'00" WEST, 137.64 FEET;

THENCE SOUTH 22°59'00" EAST, 51.07 FEET;

THENCE AT RIGHT ANGLES SOUTH 67°01'00" WEST, 85.77 FEET;

THENCE AT RIGHT ANGLES SOUTH 22°59'00" EAST, 41.52 FEET;

THENCE SOUTH 23°15'19" EAST, 250.60 FEET;

THENCE SOUTH 23°11'13" EAST, 302.29 FEET;

THENCE SOUTH 23°16'22" EAST, 51.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 24.93 FEET, THROUGH A CENTRAL ANGLE OF 28°34'08";

THENCE SOUTH 51°50'30" EAST, 48.45 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON SAID TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID SOUTHWESTERLY PROLONGATION BEING THE SOUTHEASTERLY LINE OF SAID REAL PROPERTY AND SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHWESTERLY PROLONGATION AND SAID SOUTHEASTERLY LINE, SOUTH 67°47'00" WEST, 55.56 FEET TO A POINT ON SAID BOUNDARY AGREEMENT LINE;

THENCE NORTHWESTERLY ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING FOUR COURSES:

NORTH 21°55'41" WEST, 533.10 FEET;

NORTH 23°05'36" WEST, 452.47 FEET;

NORTH 21°50'00" WEST, 511.96 FEET;

NORTH 23°40'56" WEST, 973.20 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID QUITCLAIM AND PARCEL 1, AS SHOWN ON A

13  
RECORD OF SURVEY, FILED IN BOOK 79, PAGES 46 AND 47, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY, SAID POINT BEING THE NORTHWESTERLY END OF SAID BOUNDARY AGREEMENT LINE; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED SOUTHWESTERLY PROLONGATION AND SAID NORTHWESTERLY LINE, NORTH 66°47'00" EAST, 457.15 FEET TO A POINT ON THE GENERALLY WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE NORTH 66°47'00" EAST, 78.93 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY, SAID CORNER BEING ON THE GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT;

THENCE SOUTHEASTERLY ALONG THE GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY AND SAID GENERALLY EASTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT THE FOLLOWING 3 COURSES: SOUTH 50°44'00" EAST, 79.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 835.00 FEET;

SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 401.01 FEET THROUGH A CENTRAL ANGLE OF 27°31'00";

TANGENT TO SAID CURVE SOUTH 23°13'00" EAST, 1405.72 FEET;

THENCE CONTINUING ALONG SAID GENERALLY EASTERLY LINE OF SAID FIRST MENTIONED GRANT OF REAL PROPERTY SOUTH 67°47'00" WEST, 70.01 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID FIRST MENTIONED PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15 OF RECORDS OF SURVEY IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE WESTERLY LINE OF SAID 70 FOOT WIDE ROADWAY EASEMENT; THENCE SOUTHEASTERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT AND SAID FIRST MENTIONED GENERALLY EASTERLY LINE SOUTH 23°13' 00" EAST, 59.95 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING REAL PROPERTY:

BEING A PORTION OF LOTS 36 AND 37 OF TRACT NO. 2356, SITUATED IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 28, PAGES 41 AND 42 OF MAPS, A PORTION OF LOT 2 OF TRACT NO. 3303, FILED IN BOOK 36, PAGE 14 OF MAPS, PORTION OF LOT 18 OF THE EL PORTO TRACT, FILED IN BOOK 18, PAGES 142 AND 143 OF MAPS, THAT PORTION OF PORT AVENUE AS VACATED BY ORDINANCE NO. 121 ADOPTED NOVEMBER 27, 1925, BY THE BOARD OF TRUSTEES OF SAID CITY OF EL SEGUNDO AND A PORTION OF "THE STRAND" AS SHOWN ON SAID TRACT NO. 3303, WHICH IS BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 2 OF SAID TRACT NO. 3303, AND BOUNDED SOUTHEASTERLY BY THE NORTHWESTERLY LINE OF SAID LOT 37 OF SAID TRACT NO. 2356, BEING A PORTION OF THAT CERTAIN REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY AS DESCRIBED IN A DEED, RECORDED AUGUST 24. 1954, IN BOOK 45398, PAGE 396 OF OFFICIAL RECORDS, ALL MAPS HEREINABOVE REFERRED TO ARE FILED AND ALL DOCUMENTS HEREINABOVE REFERRED TO ARE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION

14  
COMMENCING AT THE MOST NORTHEASTERLY CORNER OF PARCEL 1, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER BEING A POINT ON THE GENERALLY SOUTHEASTERLY LINE OF SAID REAL PROPERTY GRANTED TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SAID CORNER ALSO BEING A POINT ON THE GENERALLY WESTERLY LINE OF A 70 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES (VISTA DEL MAR BOULEVARD) AS DESCRIBED IN AN INSTRUMENT TO THE CITY OF EL SEGUNDO, RECORDED IN BOOK 43391, PAGE 354 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID CORNER ALSO BEING A POINT ON A LINE PARALLEL WITH AND 600.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF 45TH STREET (40 FEET WIDE), AS SHOWN ON TRACT NO. 4103, FILED IN BOOK 46, PAGE 8 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID NORTHWESTERLY LINE BEING THE GENERALLY SOUTHEASTERLY LINE OF SAID PARCEL 1, AS SHOWN ON SAID RECORD OF SURVEY, FILED IN BOOK 82, PAGE 15, OF RECORDS OF SURVEY;  
THENCE NORTHERLY ALONG SAID GENERALLY WESTERLY LINE OF SAID ROADWAY EASEMENT, NORTH 23°13'00" WEST, 400.52 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTHERLY ALONG SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 303.28 FEET;  
THENCE AT RIGHT ANGLES LEAVING SAID GENERALLY WESTERLY LINE SOUTH 66°47'00" WEST, 301.10 FEET;  
THENCE AT RIGHT ANGLES PARALLEL WITH SAID GENERALLY WESTERLY LINE SOUTH 23°13'00" EAST, 278.11 FEET;  
THENCE SOUTH 53°13'00" EAST, 48.87 FEET;  
THENCE NORTH 66°47'00" EAST, 194.82 FEET TO A POINT ON A LINE PARALLEL WITH AND 81.85 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID GENERALLY WESTERLY LINE;  
THENCE AT RIGHT ANGLES ALONG SAID LAST MENTIONED PARALLEL TO SAID GENERALLY WESTERLY LINE NORTH 23°13'00" WEST, 17.15 FEET TO A POINT ON A LINE THAT IS AT RIGHT ANGLES FROM SAID WESTERLY LINE AT SAID TRUE POINT OF BEGINNING;  
THENCE AT RIGHT ANGLES ALONG SAID LINE NORTH 66°47'00" EAST, 81.85 FEET TO SAID TRUE POINT OF BEGINNING.

ALL AS MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

*Paul L. Baker*

PAUL L. BAKER, L.S. 5878  
REGISTRATION EXPIRES 12/31/00

H10035202\SURV\PARCEL3a.WPD OCT. 12, 1997

11-12-97  
DATE



97-2012824

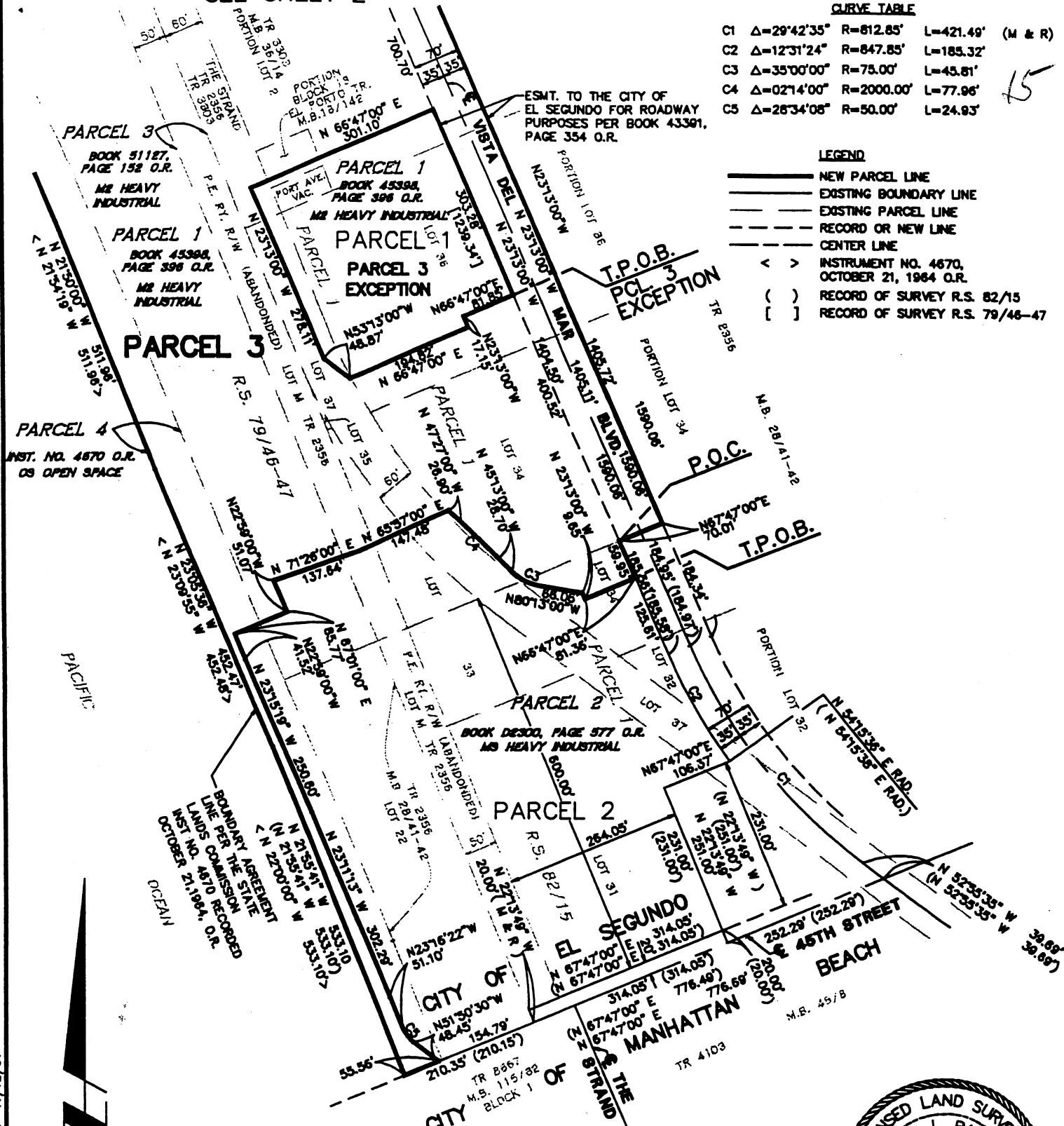
SEE SHEET 2

CURVE TABLE

C1	$\Delta=29^{\circ}42'35''$	R=812.85'	L=421.49'	(M & R)
C2	$\Delta=12^{\circ}31'24''$	R=847.85'	L=185.32'	
C3	$\Delta=35^{\circ}00'00''$	R=75.00'	L=45.81'	
C4	$\Delta=02^{\circ}14'00''$	R=2000.00'	L=77.96'	
C5	$\Delta=28^{\circ}34'08''$	R=50.00'	L=24.93'	

LEGEND

	NEW PARCEL LINE
	EXISTING BOUNDARY LINE
	EXISTING PARCEL LINE
	RECORD OR NEW LINE
	CENTER LINE
< >	INSTRUMENT NO. 4670, OCTOBER 21, 1964 O.R.
( )	RECORD OF SURVEY R.S. 82/15
[ ]	RECORD OF SURVEY R.S. 79/46-47



SHEET 1 OF 2

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION

*Paul L. Baker*  
PAUL L. BAKER LS 5878

DATE

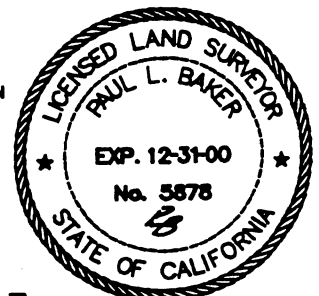


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PARCEL 3

URS Greiner

1201 E. OVER RD. SUITE 200  
SANTA ANA, CALIFORNIA 92705  
(714) 952-0280

EL SEGUNDO GENERATING STATION  
LOTLINE ADJUSTMENT



SOUTHERN CALIFORNIA EDISON  
Real Properties & Administration Services

97-2012824

